

**MINUTES OF THE COTTONWOOD HEIGHTS CITY
PLANNING COMMISSION MEETING**

Wednesday, May 1, 2013

6:00 p.m.

**Cottonwood Heights City Council Room
1265 East Fort Union Boulevard, Suite 300
Cottonwood Heights, Utah**

ATTENDANCE

Planning Commission Members:

Perry Bolyard, Chair
Paxton Guymon
James S. Jones
Dennis Peters
Jeremy D. Lapin, P.E.
Gordon Walker
Lindsey Holt-Tofte

City Staff:

Brian Berndt, Community/Economic Development Dir.
Larry Gardner, Planner
Kory Solorio, Deputy City Recorder

Others Present:

Molly Sparks
Steven Deng, Youth City Council Representative

1.0 **WELCOME/ACKNOWLEDGEMENTS**

Chair Bolyard called the meeting to order at 6:00 p.m.

2.0 **CITIZEN COMMENTS**

Steven Deng, Youth City Council Representative, stated that elections for the Youth City Council are coming up and that he may not be re-elected to the Planning Commission next year. He noted that he has learned a great deal from the City Government and thanked the Commission for an excellent year.

3.0 **ACTION ITEMS**

3.1 **(Project #CU 13-005) Action on a request from Eric and Joyce Felt for site plan approval and conditional use approval to operate a dentist office located at 6800 South Highland Drive**

Commissioner Guymon asked if there were any details regarding this application that the Commission may not be aware.

Planner Larry Gardner stated that the plan meets all ordinance requirements and there have been

no changes made to the application. Mr. Gardner noted there was a question at a previous meeting regarding fencing. He stated that the only specification in the ordinance regarding fencing is that chain link and wood fencing are not allowed. He reported that the applicants are working out the type of fencing they will use, but it will be a solid wall and will meet ordinance requirements.

Commissioner Lapin asked if there were any recommended conditions of approval.

Mr. Gardner stated that because the plan meets all ordinance requirements there are no conditions of approval.

Chair Bolyard reported that staff reviewed traffic impacts and determined that there would not be any traffic issues. He stated that the buildings are not large enough to warrant a major study.

Motion: Commissioner Walker moved to approve Project #CU 13-005. Commissioner Jones seconded the motion. Vote on motion: James S. Jones-Aye, Dennis Peters-Aye, Jeremy Lapin-Aye, Paxton Guymon-Aye, Lindsey Holt-Tofte-Aye, Gordon Walker-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.

3.2 (Project #CU 13-006) Action on a request from Mark and Trish Kizerian for site plan approval and conditional use approval to conduct rehabilitative Pilates located at 6814 South Highland Drive

Motion: Commissioner Guymon moved to approve project CU 13-006. Commissioner Peters seconded the motion. Vote on motion: James S. Jones-Aye, Dennis Peters-Aye, Jeremy Lapin-Aye, Paxton Guymon-Aye, Lindsey Holt-Tofte-Aye, Gordon Walker-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.

3.3 Approval of April 17, 2013, Minutes

Motion: Commissioner Walker moved to approve the April 17, 2013, minutes. Commissioner Holt-Tofte seconded the motion. Vote on motion: James S. Jones-Aye, Dennis Peters-Aye, Jeremy Lapin-Aye, Paxton Guymon-Aye, Lindsey Holt-Tofte-Aye, Gordon Walker-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.

4.0 ADJOURNMENT

Motion: Commissioner Walker moved to adjourn. The motion was seconded by Commissioner Lapin and passed unanimously on a voice vote. The Planning Commission Meeting adjourned at 6:12 p.m.

Minutes approved: 06/19/2013